

**REGULAR MEETING
HOUSING COMMITTEE
DECEMBER 16, 2008 – 2:00 P.M.
TRIBAL OFFICES – ROOM B**

1. Chairperson Rebecca Alegria called the meeting to order at 2:00 p.m. Roll call was taken with a quorum present. MEMBERS PRESENT: Rebecca Alegria, Mary Husby, Kim Komanekin and Lisa S. Waukau (ex officio facto). MEMBERS ABSENT: Kenneth A. Fish (excused), Dave Corn (excused) and Gerald Dick Jr. (excused). Also present: Joel Whitehouse, Janice LaTender, Betty Jo Wozniak and Linda Peters, recorder.

2. Moment of Silence. A moment of silence was observed.

3. Approval of Minutes dated October 21, 2008.

Motion made by Kim Komanekin to approve the minutes dated October 21, 2008. Second was by Mary Husby. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstention (Waukau) and 3 absent (Fish, Corn and Dick).

4. Grievance Policy Revisions.

Betty Jo Wozniak informed the committee that there are existing grievance policies for all the programs and that the policy presented would be used for all programs, but the 515 program needs to follow a different guideline.

The Tribal Constitution confirms that all committees are advisory and will the committee have the authority to hear complaints. This question needs to be clarified before the committee can proceed.

Betty Jo will have legal present at the next meeting to answer any further questions.

Motion made by Kim Komanekin to table item # 4–Grievance Policy Revisions until the next meeting. Second was by Mary Husby. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstention (Waukau) and 3 absent (Fish, Corn and Dick).

5. Revisions to Rental Assistance Programs.

Betty Jo informed the committee that this policy revision will be presented at the next meeting. The changes will be to reduce the service coverage area to Langlade, Shawano, Oconto and Menominee County; to assist with only 50 percent of the rent; there will be a one year limit for participation, and to offer a security deposit to qualifying applicants.

Once approved, the current participants will be notified and given a three month notice of the changes that Housing will only pay 50 percent of their rent and that there is no time limit to their participation. However, if they go off the program for whatever reason and want to re-apply, they will need to comply with the new rules.

Motion made by Kim Komanekin to table #5-Revisions to Rental Assistance Programs. Second was by Mary Husby. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstention (Waukau) and 3 absent (Fish, Corn and Dick).

6. Collection Policy

The Housing Department has \$75,000 to \$100,000 in arrears that is owed to their department. This year the Housing Department has submitted names to the Debt Collection Ordinance to reduce the arrearage balance.

If the Housing Department could collect the arrearages that are owed, special projects such as improving the existing play grounds. 1/3 of the Tribe's housing stock does not pay any rent due to the eligibility process.

It was noted that on page 2, Section B, 2), line 2, the word "ask or request" needs to be added into the sentence structure. "MTHD may ____ the MTHD".

Ms. Wozniak will attach a memo that will further explain the necessity of the changes.

Motion made by Mary Husby to approve the Collection Policy as submitted with the addition of the word noted and that this is forwarded to the Legislature for Final Consideration. Second was by Kim Komanekin. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstention (Waukau) and 3 absent (Fish, Corn and Dick).

7. Application Revisions

There were no revisions at this time.

8. Admissions Policy Revisions.

Betty Jo clarified the revisions to the policy. She reiterated that ONLY the first two pages were changed. The full policy was approved by the MTL on May 1, 2008. She was only changing the wording on the 2nd page to include "and is effective upon approval by the Menominee Tribal Legislature".

This pending approval will be met on at the MTL December 18, 2008 meeting.

9. Tax Credit Project # 2 Recommendations

Betty Jo Wozniak needs committee approval to notify the rental tenants of the tax credit project # 2 homes that they will not be homeowners and only tenants.

The homes need to stay as tax credit homes for 15 years with an additional 14 years for a total of 29 years, because they have to remain as rental units due to the funding source.

Ms. Wozniak will hold mini sessions for the current tenant notification process and if any one has improved the home, they will be credited rent amounts.

Motion made by Kim Komanekin to keep the current status of housing units included in the Tax Credit 2 Project as rental units. Second was by Mary Husby. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstention (Waukau) and 3 absent (Fish, Corn and Dick).

Motion made by Kim Komanekin to approve the plan to meeting with Tax credit 2 project tenants to correct the misinformation they were given initially about eventually being the owners of the units they currently live in and to give them credit on their rent for the maintenance charges they paid based upon that misinformation, and any amounts that were paid by someone that thought they were going to be a homeowner (that shouldn't have paid) will get credit. Second was by Mary Husby. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstention (Waukau) and 3 absent (Fish, Corn and Dick).

10. Annual Performance Report

Betty Jo Wozniak informed the committee that the annual report does not need Legislative or committee approval, just a public presentation. Ms. Wozniak informed the committee what the Housing Department is doing for "going green".

The committee informed Ms. Wozniak that the report was outstanding. Ms. Wozniak informed the committee that this APR will be sent on time. It has been several years since this have been accomplished.

11. Request for General Council concerning Housing issues

The Menominee Tribe does not have an elderly housing unit crisis. The only thing that the Tribe could use is an elderly apartment building with an on-site caretaker to help with the small stuff. Ms. Alegria will bring the responses with her to the next General Council in case this issue comes up again.

Motion made by Kim Komanekin to go into Executive Session. Second was by Mary Husby. All those in favor of the motion signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 3 absent (Fish, Corn and Dick).

12. EXECUTIVE SESSION: 1) Mutual Help conveyance proposal, 2) Request for waiver/tenant issues and 3) tenant complaint.

***** EXECUTIVE SESSION NOT RECORDED *****

Motion made by Kim Komanekin to come out of Executive Session. Second was by Lisa S. Waukau. All those in favor of the motion signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 3 absent (Fish, Corn and Dick).

Motion made by Mary Husby that the Housing Committee support the decision of the Housing Director to not grant the waiver for the household addition requested by tenant # 002-0105 based on inability to not pass the background check. Second was by Kim Komanekin. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstentions (Waukau) and 3 absent (Fish, Corn and Dick).

13. Monthly Report

There were no questions on the monthly report.

14. Other Business

No other business.

15. Adjournment

Motion made by Kim Komanekin/Mary Husby to adjourn the meeting. Motion carried: 2 for, 0 opposed, 1 abstention (Waukau) and 3 absent (Fish, Corn and Dick)

Meeting adjourned at 4:30 p.m.

Respectfully submitted by,

Linda Peters, recorder
Chairman's Office